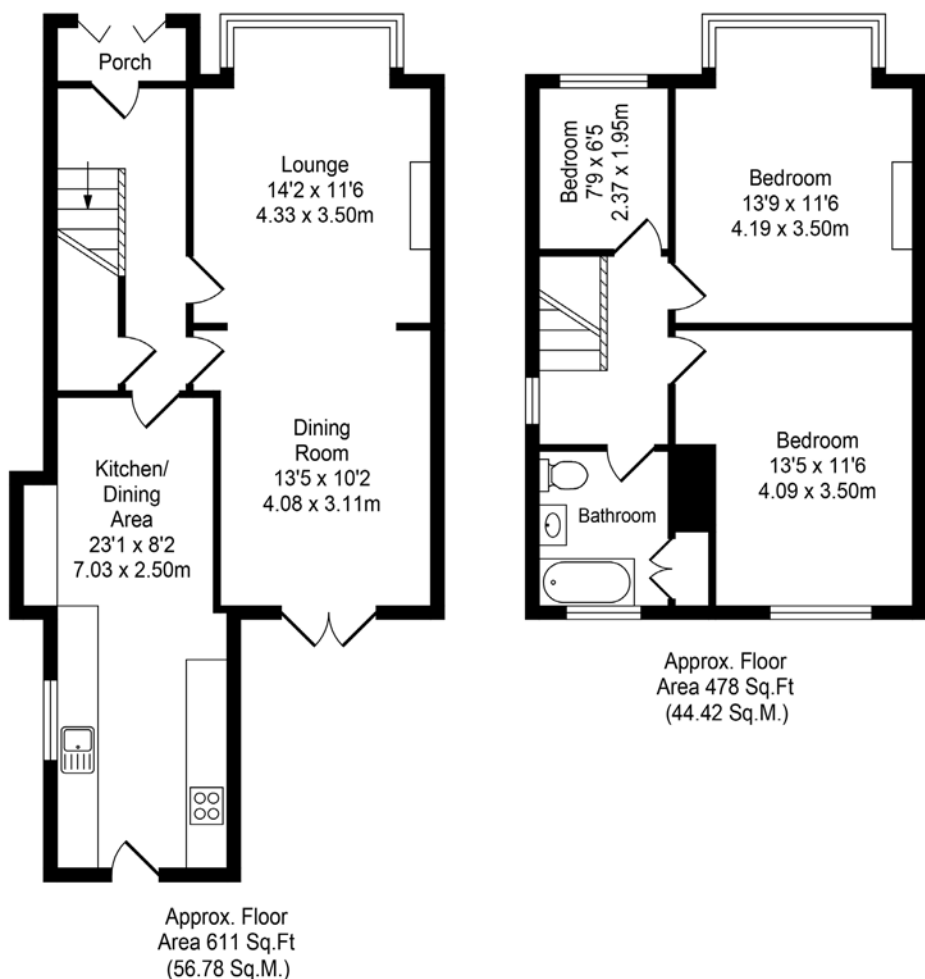




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1089 Sq.ft. (101.20 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years  
 Years Remaining on Lease: 907 years  
 Ground Rent: Peppercorn Rent  
 Service Charge: No Charge Payable  
 Council Tax Band: D  
 Details Prepared: 15/03/24

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.





Arnold and Phillips are delighted to bring to market an exciting opportunity acquire this three-bedroom semi-detached family home, residing attractively along the sought after Altys Lane in Ormskirk, West Lancs.

Ideally positioned this contemporary property resides within close proximity to Ormskirk town centre, complete with its varied range of local amenities an independent retailers. Superb transport and commuter links are also provided thanks to the local rail station, whilst several highly regarded nearby primary and secondary schools make this property ideal for working professionals, luxury downsizing and families alike.

This beautiful property enjoys stunning uninterrupted countryside outlooks to both the front and rear, perfectly blending countryside living with contemporary convenience. Approached via a private driveway providing off road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a spacious and brightly lit front entrance hallway.

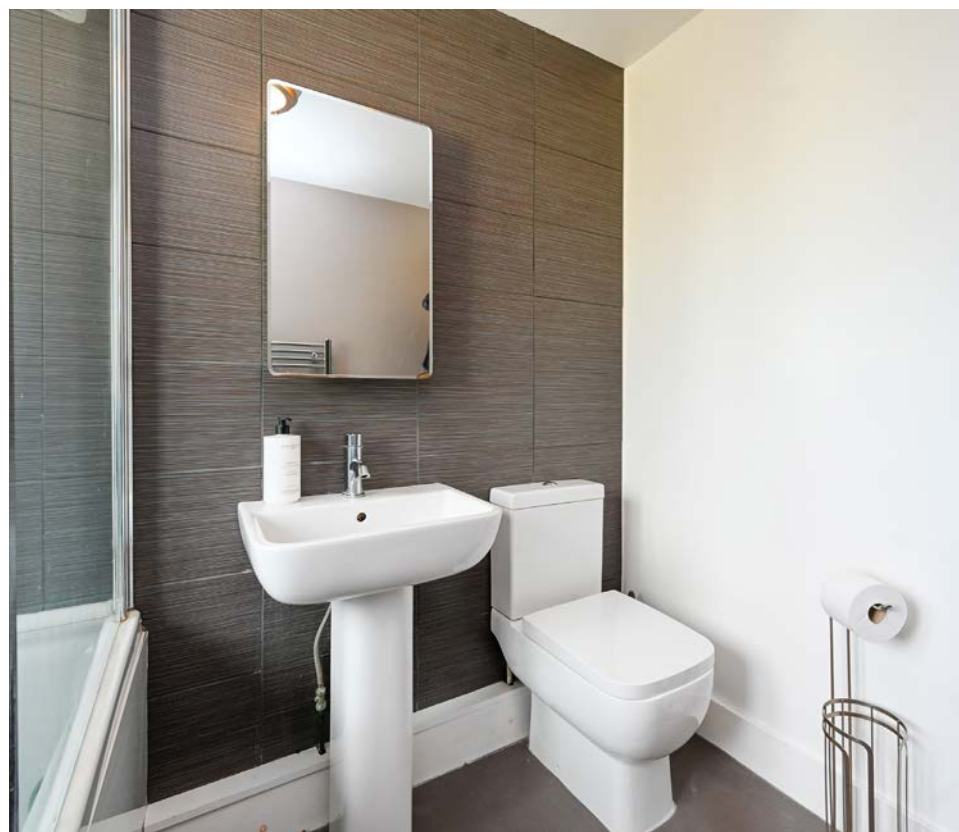
The front of the property enjoys a bay fronted main living room which is decorated to a high standard and centred around a premium multi fuel log burning fireplace. This in turn flows through to an equally well-proportioned dining room which is flooded in natural light via French style modern patio doors overlooking the rear garden beyond. The ground floor accommodation is completed with a fully fitted high gloss modern galley kitchen which provides an array of wall, base and tower units featuring the range of integrated appliances. An ample dining area adjoins and completes this vibrant space.

The first floor enjoys three well-proportioned bedrooms, two of which are double in size and all enjoying a breath-taking outlook over the surrounding countryside. The property is well served by a modern family bathroom which provides bath with overhead shower, WC, storage facilities and vanity wash hand basin.

Externally the rear of the property is not overlooked and enjoys a private and established evergreen garden. A spacious patio terrace extends around the exterior of the property and provides an ideal place in which to entertain. A centrally turfed lawn is bordered by a range of established trees, plants and shrubs with an open aspect field view to the rear. Extending to around 1,100 square feet and enjoying gas central heating and double glazing throughout, internal inspection of this magnificent property is highly advised to fully appreciate all on offer within.







KEY FEATURES

- Semi-Detached Family Home
- Three Bedrooms
- Circa 1089 Square Feet
- Modern Galley Kitchen
- Private and Well-Established Rear Garden
- Uninterrupted Countryside Views to the Front and Rear
- Driveway Parking









